



GRASSROOTS
REALTY GROUP

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730 12A Street N
Lethbridge, Alberta

MLS # A2254300



\$274,900

Division:	Senator Buchanan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1927 (98 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Alley Access, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions:	N/A
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Calling all first-time home buyers, investors, and future equity builders! Welcome to 730 12A Street N — a charming and thoughtfully laid out bungalow featuring 2 bedrooms, 1 bathroom, and a DOUBLE DETACHED garage equipped with a 220-volt receptacle, ideal for hobbyists or those weekend projects. This home offers a separate rear entrance and an unfinished basement filled with potential for future development. Notable updates include basement windows (2008), sump pump (2010), roof (2017), and hot water tank (2020). Whether you're looking to enter the market, invest, or build sweat equity, this adorable home is ready for its new owners. Be sure to check out our video, do a drive by, have your pre-approval in place, and then add this cutie to your short list to see ASAP!